

**N J TRANSFER
TAX PAID**

Doc # 2004014970
Book 7961 Page 0316

WARRANTY DEED

52-127

Know All Men By These Presents That I, Steve Kadnar
of 27 Oak Hill Drive, Oakland,
County of Kennebec and State of Maine,
for consideration paid, grant to Steve Kadnar and Julie Kadnar
of 27 Oakhill Drive, Waterville,
County of Kennebec and State of ME

with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in
~~Waterville~~ County of Kennebec
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 21st day of
May, 2004.

Witness

Steve Kadnar

State of Maine
County of Kennebec

ss.

On this 21st day of May, 2004
above named Steve Kadnar

and acknowledged the foregoing to be his/her/their free act and deed.

Notary Public, Attorney at Law

Return to: Steve Kadnar

DELLA B. JOHNSON
Notary Public, Maine
My Commission Expires November 12, 2008

② Stewart Title

File No: 04060218

Exhibit A - Deed

52-127

A certain lot or parcel of land, together with the buildings thereon, bounded and described as follows, to wit:

Beginning at a point in the westerly line of Maine Street in said Waterville at the northeast corner of land now or formerly of Fred Sturtevant; thence running in a westerly direction along said Sturtevant's north line one hundred twenty-five (125) feet to a point; thence running north at right angles to the aforementioned line thirty-five (35) feet to a point in the west line of land now or formerly of Grace L. Mitchell; thence running in an easterly direction one hundred twenty-five (125) feet to a point in said Main Street and being the southeast corner of driveway now or formerly of said Grace L. Mitchell; thence running south along the westerly line of said Main Street to the point of beginning.

There is also hereby conveyed to the grantee, his heirs and assigns, a right of way in common with the owner of the premises next northerly to the premises hereinabove described, his heirs and assigns, in and to the driveway of said owner of the premises hereinabove described, his heirs and assigns, immediately adjacent to the northern boundary of the above described lot and extending from the westerly line of Main Street in a westerly direction approximately one hundred (100) feet to the line of the easterly side of the garage building, as of August 19, 1942, of the said owner of the premises next northerly to the premises hereinabove described, his heirs and assigns. Together with the right of way to construct, maintain and use a garage building on a rectangular shaped parcel of land at the westerly end of the above described right of way, said parcel being six (6) feet in width and twenty (20) feet in length from its westerly to its easterly end, with the southerly line of said rectangular parcel being coincidental with the northerly line of the lot first herein described.

Together with all rights granted and recited in deed of Grace L. Mitchell, dated August 19, 1942, and recorded in Kennebec Registry of Deeds, Book 790, Page 503, and all rights reserved and recited in deed of Grace L. Mitchell to Sylvio H. Trudell et al, dated May 13, 1944, and recorded in Book 801, Page 545.

Received Kennebec SS.
05/27/2004 1:28PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS